

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R49132

Property Information

property address: 1227 S COLLEGE AVE

legal description: WINTER BLOCK 3, LOT 9, 37' OF 8

owner name/address: CARRASCO, JUAN

1627 PARK PL

COLLEGE STATION, TX 77840-3136

full business name:

land use category:

Vacant

type of business:

NA

current zoning:

SC-B

occupancy status:

For Sale

lot area (square feet):

10530

frontage along Texas Avenue (feet):

NA

lot depth (feet):

105

sq. footage of building:

2131

property conforms to: ☐ min. lot area standards

☐ min. lot depth standards

☒ min. lot width standards

Improvements

of buildings:

1

building height (feet):

15

of stories:

1

type of buildings (specify):

Brick

building/site condition:

4

buildings conform to minimum building setbacks:

☒ yes

☐ no

(if no, specify)

approximate construction date:

accessible to the public:

☐ yes

☒ no

possible historic resource:

☐ yes

☒ no

sidewalks along Texas Avenue:

☐ yes

☒ no

other improvements:

☐ yes

☒ no

(specify)

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes

☒ no

☐ dilapidated

☐ abandoned

☐ in-use

of signs:

type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☒ yes

☐ no

parking spaces striped:

☐ yes

☒ no

of available off-street spaces:

6

lot type:

☐ asphalt

☒ concrete

☐ other

space sizes:

sufficient off-street parking for existing land use:

☒ yes

☐ no

overall condition:

end islands or bay dividers:

☐ yes

☒ no

landscaped islands:

☐ yes

☒ no

Curb Cuts on Texas Avenue

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: Trees

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☐ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

Sign that says Car-B probably old
business. Now vacant and for sale